



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING
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October 11, 1993

Larry T. Butler, Director, Open Space
Reston Association
1930 Isaac Newton Square
Reston, Virginia 22090-5093

Re: Uses Permitted at Three Existing Swimming Pool Facilities within Reston

Dear Mr. Butler:

This is in response to your letter of August 2, 1993 requesting information on three existing pool sites in Reston. A copy of the above referenced letter is attached. As I understand it, you have requested that staff review the zoning background on the three pool sites to determine whether they may be converted to other recreational amenities such as multi-purpose courts, ball fields, tot lots, etc. Each of the three pool sites will be discussed separately.

The following provides background information on each pool site:

1) Dogwood; 2460 Green Range Drive; Tax Map Parcel 26-1 ((1)) 5

On July 22, 1970, the Board of Supervisors approved rezoning application C-99 which rezoned 227.5 acres to the PRC District and was the ninth addition to the Reston development. The Dogwood pool site is part of the C-99 application. A development plan, dated July 17, 1970, labels the area of the subject site as "swimming pool and tennis courts". No layout or additional details of this "swimming pool and tennis court" facility are provided on the 1970 development plan. A swimming pool and four tennis courts were built at this 2.41 acre location in 1973.

2) Southgate; 12125 Pinecrest Road; Tax Map Parcel 26-1 ((8)) 4

The Southgate pool site is also part of the C-99 rezoning. The July 17, 1970 development plan also designates this site as "swimming pool and tennis courts" with no additional details being provided. The existing swimming pool and tennis courts were constructed in 1973 on this 2.41 acre parcel.

3) Lake Anne: 11301 North Shore Drive, 17-2 ((23)) (8) 8 and 8A

The original Reston rezoning to the PRC District was approved by the Board of Supervisors in October of 1962 with the approval of A-502. The Lake Anne pool site was incorporated into A-502. Prior to that rezoning, on July 18, 1962, the Board of Supervisors approved the Reston Master Plan. This Master Plan, used as a guide for the development of Reston, recommends land uses and population ranges for the community. The original Reston Master Plan depicts the Lake Anne pool site as being partially designated for an elementary school site and partially designated for medium density residential. A July 22, 1970 Reston Master Plan designates the Lake Anne pool site as partially medium density residential and partially high density residential. The current Reston Master Plan designates the Lake Anne pool site as a recreational facility which may include community pools, tennis courts, play fields, and riding facilities. The existing Lake Anne pool was constructed in 1969 on the 1.7 acre site.

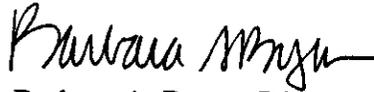
With regard to the Dogwood and Southgate pool sites, alternative equivalent active recreational facilities might be provided at these sites without requiring a development plan amendment or other zoning action through the public hearing process. However, since the approved development plan identifies each site as having a swimming pool and tennis courts, the specific alternative equivalent active recreational facility proposed at each site would have to be reviewed by this office, so that a determination can be made that the alternative is in substantial conformance with the approved development plan. An alternative equivalent active recreational facility would be deemed a facility or facilities that has a comparable monetary value and serves a similar population. Therefore, as an example, the replacement of a multi-purpose court with a tot lot would not be deemed equivalent because a tot lot does not serve the same age group as a multi-purpose court nor are they equivalent with regard to monetary value. Once the association board chooses specific alternative recreational facilities, we can make a determination on the proposed facilities as to whether the switch can be approved administratively or whether a development plan amendment or other zoning action through the public hearing process is required for the switch to be implemented.

With regard to the Lake Anne pool site, it is my determination that the existing pool can be replaced with other active recreational facilities (i.e. tennis courts, multi-purpose courts, ball fields, etc.) without a development plan amendment or other zoning action through the public hearing process because the governing Development Plan does not specifically designate this area as an active recreational facility or limit the facility to a specific type.

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If you have any questions regarding this interpretation, please feel free to contact me or Lorrie Kirst at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, OCP

BAB/LK:4/63

Attachments: A/S

cc: Robert B. Dix, Jr., Supervisor, Hunter Mill District
John M. Pallatiello, Planning Commissioner, Hunter Mill District
Jane W. Gwinn, Zoning Administrator
Edward J. Jankiewicz, Director, Design Review Division, DEM
Bonds and Agreements Branch, DRD, DEM
Files: C-99 and A-502